

# ONLINE ONLY REAL ESTATE AUCTION

202 West 17th Street, Centralia, IL 62801

**Adam's**  
Auction & Real Estate Services, Inc.

618-234-8751

Adam Jokisch  
Mobile (618) 530-8751

**VIEWING: SUNDAY, SEPTEMBER 1ST ~ 12-2PM**

**BIDDING CLOSES: 4PM ~ WEDNESDAY, SEPTEMBER 4TH, 2024**

For Online Bidding Visit: [AdamsAuctions.HiBid.com](https://AdamsAuctions.HiBid.com)

**TENANT OCCUPIED**

**2BR/1BA HOME**

**.30± AC LOT**





# GENERAL INFORMATION & AUCTION TERMS



**0.30± AC**  
LOT SIZE

**SR-2 Single Family Residence**  
ZONING

**\$973**  
23 TAXES

Don't miss out on this opportunity to add to your investment portfolio in this tenant occupied 2BR/1BA home in Centralia, IL! The home was built in 1925 and features 1,170± Sq. Ft. of living space, has central heating and air along with public water and sewer. The current rental rate is \$400/month. The home is situated on a spacious 0.30± acre lot with front and side street parking and is located minutes from Schools and Hwy. 161! It will be the responsibility of the bidder/buyer to independently verify all information regarding any/all components of the home including but not limited to the HVAC.

## PARCEL NUMBERS

P.I.N	Size	Amount
15-14-24-269-019	0.30± Ac.	\$973

Terms: \$2,000 Down Day of Sale on Real Estate  
 Balance Due in 30 Days ♦ 10% or \$500 Minimum Buyers Premium  
 List subject to change without notice  
 Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169  
 Any announcement made day of sale takes precedence over any printed material



Text ADAMS to 1-800-496-6299 To Be Notified of ALL of our Upcoming Auctions

Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.